

APN#: 1420-34-510-005  
RPTT: \$3,373.50



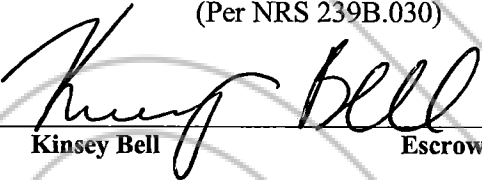
KAREN ELLISON, RECORDER

**Recording Requested By:**  
Western Title Company  
**Escrow No.: 124702-ARJ**

**When Recorded Mail To:**  
**Murray H. Rosenthal, Trustee of**  
**The Rosenthal Living Trust**  
**3860 GS Richards Blvd**  
**Carson City, NV 89703**

**Mail Tax Statements to: (deeds only)**  
**Same as Above**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature   
Kinsey Bell Escrow Assistant

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## **GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE WITNESSETH: That**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

**Kelly Ann Culley, Successor Trustee of The Robert E. Ford Trust Dated April 8, 2003**

**do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to**

**Murray H. Rosenthal, Trustee of The Rosenthal Living Trust**

**and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:**

**All that certain real property situate in the County of Douglas, State of Nevada, described as follows:**

**Lot 40 in Block 1, as set forth on the Final Subdivision Map LDA 01-069 for Bramwell Homestead, filed for record in the office of the Douglas County Recorder on August 12, 2002, in Book 802, Page 3324 as Document No. 549307 of Official Records.**

**TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.**

**Dated: 02/10/2021**

Grant, Bargain and Sale Deed – Page 2

The Robert E. Ford Trust Dated April 8, 2003

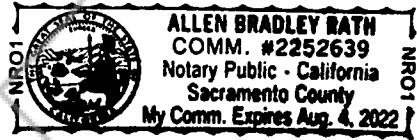
Kelly Ann Culley  
Kelly Ann Culley, Successor Trustee

STATE OF California  
COUNTY OF Sacramento  
This instrument was acknowledged before me on  
Feb 11 2021

} ss

By Kelly Ann Culley.

Allen Rath  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-34-510-005

2. Type of Property:  
 a)  Vacant Land                      b)  Single Fam. Res.  
 c)  Condo/Twnhse                      d)  2-4 Plex  
 e)  Apt. Bldg                              f)  Comm'l/Ind'l  
 g)  Agricultural                        h)  Mobile Home  
 i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$865,000.00  
 Deed in Lieu of Foreclosure Only(value of property) (  
 Transfer Tax Value: \$865,000.00  
 Real Property Transfer Tax Due: \$3,373.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section  
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Kelly Bell* Capacity ESCROW  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
**Print Name:** Kelly Ann Culley, Successor Trustee of  
 The Robert E. Ford Trust Dated April 8,  
 2003  
**Address:** 455 Antelope Street  
**City:** Elverta  
**State:** CA **Zip:** 95626

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
**Print Name:** Murray H. Rosenthal, Trustee of The  
 Rosenthal Living Trust  
**Address:** 3860 GS Richards Blvd  
**City:** Carson City  
**State:** NV **Zip:** 89703

COMPANY/PERSON REQUESTING RECORDING  
 (required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 124702-ARJ